CITY OF SAN LUIS OBISPO
CULTURAL HERITAGE COMMITTEE STAFF REPORT ITEM # 4

BY: Jeff Hook, Senior Planner **MEETING DATE:** July 28, 2008

FROM: Kim Murry, Deputy Director, Long Range Planning

PROJECT ADDRESS: Citywide

SUBJECT: Review of the updated Archaeological Resource Preservation Program Guidelines.

SUMMARY RECOMMENDATION:

Review the Draft Guidelines, discuss and provide direction to staff as appropriate, and continue the item to the August 25, 2008 meeting.

BACKGROUND

Situation

At the April 28th meeting, staff introduced the draft Archaeological Resource Preservation Program Guidelines. After a brief discussion, the Committee continued the item to the May 27th meeting. However, due to the number of items on both the May and June agendas, there was not sufficient time to review public comments, discuss the Draft and provide direction and the item was continued. The item is returning to the Committee for direction on necessary changes or additions. Staff will make the changes and return at the August CHC meeting for a recommendation to the City Council to approve the amended Draft.

Why Update the Guidelines?

The City is updating its Archaeological Resource Preservation Program Guidelines, primarily to address changes in State law. The Guidelines were originally adopted in 1995. Updating the Archaeological Guidelines has been on the Committee's workprogram for several years; however other priorities have delayed the update. SB 18, a State law requiring local governments to consult California Native American Tribes on certain land use matters, became effective in March 2005, and our Guidelines do not address or accommodate SB 18's requirements.

This is intended as an *update*, not a new document. As such, the Committee need only make changes to: 1) ensure compliance with SB 18 and the updated General Plan, 2) revise terms or procedures as needed and 3) make other changes for clarity, organization and format. Within two to three years, staff anticipates the need for a more extensive rewrite of the Guidelines. This will probably require consultant assistance and funding through the City budget process. There is no funding in the current budget for a more extensive update. If the Committee determines a more comprehensive update is necessary, the Committee should include this in the upcoming workprogram review. The Committee will review its workprogram this fall and forward any

EXHIBIT 12

recommended changes – including funding needs—to the City Council as part of the 2009-2011 budget process.

DISCUSSION

General Plan Policy

Archaeological resources are a fundamental part of the City's cultural heritage and that of Native Americans who lived on the Central Coast thousands of years before the arrival of Europeans. The General Plan Conservation and Open Space Element seeks to preserve archaeological sites and resources, and to recognize Native Americans' important role in preservation. It says the City will:

3.4 ***Archaeological resources.*** *Expand community understanding, appreciation and support for archaeological resource preservation.*

3.5.1 ***Archaeological resource protection.*** *Provide for the protection of both known and potential archaeological resources. To avoid significant damage to important archaeological sites...mitigation shall be required pursuant to the Archaeological Resource Preservation Program Guidelines.*

3.5.7 ***Native American participation.*** *Native American participation shall be included in the City's guidelines for resource assessment and impact mitigation.... The Native American community shall be consulted as knowledge of cultural resources expands and as the City considers updates or significant changes to its General Plan.*

3.6.5 ***Archaeological resource preservation standards.*** *The City will maintain standards concerning when and how to conduct archaeological surveys and the preferred methods of preserving artifacts.*

The recommended changes are consistent with these policies.

CEQA Requirements

Archaeological resources must be considered as part of the State-mandated environmental review process prescribed by the California Environmental Quality Act and Guidelines (CEQA), part of the California Public Resources Code. CEQA applies to all projects carried out by state and local government, special districts, public institutions and private individuals or groups. CEQA requires local governments to determine whether a project may have significant adverse effects on important archaeological resources and, if so, what measures should be used to prevent or reduce these effects to less-than-significant levels. The proposed update will ensure the guidelines stay current with CEQA requirements and provide additional procedural details and "tailor" the review procedures to fit local needs and conditions. According to State CEQA guidelines:

> *"Public agencies are required to adopt implementing procedures for administering their responsibilities under CEQA. Additionally, local governments will often produce materials for distribution to the public explaining the local CEQA process. The OHP strongly recommends the creation of such documents to further aid the public in understanding how CEQA is implemented within each local government's jurisdiction. Often a local historic preservation ordinance will also come into play in that process. In such instances, the OHP further recommends that the local ordinance procedures be explained in a straightforward public document."*

Senate Bill 18

SB 18 was signed into law in 2004 and became effective in 2005. It requires cities and counties to notify and consult with California Native American Tribes when adopting or amending general and specific plans or when designating land as open space through a general plan change. The purpose of consultation is to protect Native American cultural places that may be impacted by the proposed action. SB 18 is a process separate from CEQA. It broadens the focus from the protection and preservation of archaeological sites and artifacts to also include consultation with California Native American Tribes in the early stages of local land use considerations, namely general and specific plan adoption and amendment.

The law defines cultural places as "places, features, and objects described in Sections 5097.9 and 5097.995 of the Public Resources Code."

PRC 5997.9 – Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine.

PRC 5097.995 – Native American historic, cultural, or sacred site that is listed or may be eligible for listing in the California Register of Historic Resources pursuant to Section 5024.1, including any historic or prehistoric ruins, any burial ground, any archaeological or historic site.

The California State Native American Heritage Commission advises local governments on how to implement the law and identifies "California Native American Tribes" in the area that must be consulted. Attachment 2 provides more details on SB 18 and the consultation process.

What's Changed?

In most respects, staff has maintained the format, flow, and overall content of the original guidelines, while addressing comments and suggestions from archaeologists, staff, and the Native American community. The main changes are:

1) Included SB 18 requirements, along with an explanation of how the City implements the law.
2) Added requirements to protect historic and pre-historic features not previously addressed, including "sites or natural landscapes associated with important human events"; and "Native American sacred places and cultural landscapes," and included definitions of these features.
3) Revised the section on Discovery of Human Remains to address Native American

groups' role in process to protect and maintain the integrity and dignity of burial sites, human remains and associated grave materials.

4) Revised definitions, Section 5.60.
5) Edited the document format and text for clarity.
6) Reduced the number of technical appendices by providing a website link to the most current documents available and in common use for archaeological studies and documentation.

Public Comments

The Draft was distributed on April 25, 2008, to the Northern Chumash Tribal Council, the Salinan Tribe, the Santa Ynez Band of Mission Indians (Chumash), cultural resource preservation professionals, environmental organizations, building and development representatives, and City departments. Here's a summary of public comments received and staff responses:

1. Need to define the term "Cultural Landscape." *A definition of "cultural landscape" was added, based on a definition in "Preservation Brief 36: Protecting Cultural Landscapes", issued by the National Park Service, U.S. Department of the Interior.*

2. Proposed revisions in some ways conflict with standard archaeological procedures as they are applied today in the City, particularly in the urban core, where the standard ARI/SARE/ARIM has largely been changed to a consolidated approach that combines identification, evaluation and mitigation into a single process. *The comment reflects a research design/mitigation approach used for at least two, large Downtown development projects. This approach has not been endorsed by the City as the standard method, nor is it necessarily the best or only approach to archaeological resource preservation. The Committee may wish to include this approach as an acceptable alternative study design.*

3. Archaeological Guidelines should clearly distinguish between archaeological resources, artifacts, traditional cultural properties, and other resources of concern to Native Americans. *Definitions were added and expanded to clarify these features.*

4. Is Section 1.60 necessary? Once they are implemented, they will no longer be relevant to specific project planning. *The main purpose of this update is to comply with SB 18. Section 1.60 documents how the City intends to comply with State law and is a statement of City intent that affirms commitments made to the Northern Chumash Tribal Council.*

5. There are several references in the Guidelines to the "Appendix K" cost in limitations in an earlier version of the CEQA Guidelines. Appendix K was deleted and key provisions incorporated into the body of the Guidelines. References to Appendix should be deleted. *References to Appendix K were deleted.*

6. In several places in the revisions, the Northern Chumash Tribal Council is given a privileged position with regards to consultation and participation in the process. While the NCTC does many good things, it is not the only Native American group with an interest in the process. *The Draft Guidelines were amended to clarify this point.*

7. The NTCT (or any other Native American organization) should not be listed as certified archaeological specialists unless they meet the Secretary of the Interior's Professional Qualification Standards. *The Draft Guidelines were amended accordingly.*

8. Archaeological Resources, as described in the Draft Guidelines, are more appropriately referred to as California Native American Chumash or Salinan Cultural Resources. *While these are an important – even principle part – of the Central Coast's heritage, the broader term "archaeological resources" encompasses a broader range of resources that are not directly tied to the above tribal groups. Staff recommends keeping the broader term with a clarification to reflect the above comment.*

9. The Draft Guidelines describe California Native American Culture and History as if these are something disconnected and in the past; that is not living. That is not correct. Native American Culture and History are alive and well. *Comment acknowledged.*

10. Sacred and Cultural Places need to be more clearly defined (see attached letter from NCTC, point 1.30. Add the term "Sacred District." *The Draft Guidelines already define cultural landscape, and this can be expanded to address the comment without adding a new term that is not recognized in the federal standards and guidelines.*

11. The qualified archaeologist must contact the local Native Americans to determine if they know of any Sacred or Cultural Places in the project footprint. The archaeologist should consider having a Native American Chumash or Salinan with them during the Phase 1 survey. *While these procedures may be desirable in certain situations, they do not appear to be required under SB 18.*

12. A Monitoring Plan should be submitted with an archaeological report. *This is addressed in the Draft Guidelines. See Section 4.50.*

13. The California Native American Chumash or Salinan should be compensated for their time spent in analyzing the proposed project in the appropriate manner. *Professionals providing a service as part of archaeological studies or mitigation are typically compensated. This is outside the scope of the Draft Guidelines.*

14. It's important for all parties to maintain the confidentiality of sensitive documents (e.g. burial sensitivity maps, site maps and details). *Agreed. Staff will add appropriate language.*

15. What is a "Cultural Community Advisor?" Section 4.50 (B) has been revised. *Cultural community advisor was replaced with "qualified site monitor."*

16. On any and all bids for archaeological services, the City must retain the right to discard the lowest bids and choose the most complete and thorough plan. *City bidding procedures already include a similar provision. The City may legally select the "lowest responsible bidder" based on the bidder's experience, qualifications, and capability to satisfactorily complete the job. This is beyond the scope of the Archaeological Guidelines.*

17. When choosing an archaeologist for subsurface excavations, a California Native American Chumash or Salinan should also be included in the process. Each site must be respected in accordance with the Freedom of Religion Act; California Native American should always be on site to give ceremony to our ancestors. *SB 18's purpose is to require local governments to consult with California Native American Tribes to aid in the protection of traditional tribal cultural places through land use planning. The City's intent is to respect and protect such resources; however the recommended procedures are not required by SB 18 or CEQA.*

18. The Chumash People's story should be part of the Guidelines' introduction. *The Guidelines contain policies and procedures for implementing cultural resource preservation measures. They are not intended to identify or describe, individually or collectively, significant cultural resources. To do that would require a much longer document and would not be consistent with the Guidelines' purposes.*

For comments 19 through 28, refer to the comments from the Salinan Tribe:

19. Recommendation that on p. 4, section 1.60.2.E, include property owners, contractors, and developers as well as City staff so they understand their rights and responsibilities. *SB 18 applies only to local government. The City could recommend, but not compel these groups to seek training in "Native American awareness."*

20. Recommendation that on p. 8, section 4.30 Mitigation Methods – Avoidance, the Salinan Tribe does not feel capping should be considered mitigation, since it can be intrusive to cultural resources. *Capping, if properly done, is generally considered a form of "avoidance" and acceptable mitigation. This should be discussed and direction provided to staff.*

21. On p. 9, section 4.40 Archaeological Data Recovery – Excavation, 4.40.1, recommend that project sponsors also be required (in addition to an archaeologist) to retain a qualified consultant from both Salinan and Chumash Tribes, and that tribal representative be present during excavation. Site monitors are typically required as part of environmental mitigation. *For most public and private development, selection of site monitors is the responsibility of the project archaeologist. The basis for a standard requirement for both Salinan and Chumash representatives to be on site during excavation is not clear and should be discussed.*

22. Recommendation to add language on the Discovery of Human Remains, pp. 9 and 20. *Staff has no concerns with the change.*

23. Recommendation that Native American groups share the determination, along with the Director, of the adequacy of curation facilities for preservation of cultural objects. *Native American groups may comment on such facilities; however the responsibility to determine adequacy should remain with the Director.*

24. Recommendation to include a representative of the Salinan and Chumash tribes as part of Field Study, on p. 12 under Section 4.60.2. *Same staff response as under #21.*

25. Recommendation of wording change on p. 14, section 5.30 C to read "Contact both Salinan and Chumash tribal representatives for information regarding sacred sites." *Staff has no concerns with the change.*

26. Recommendation that on p. 17 under section 5.60, Definitions, "Native American Monitor" be described as a "documented local descendant of the Salinan and Chumash people" and that "Qualified Archaeologist" be defined as a person approved by the Salinan Tribe. *Staff is concerned that these changes may add uncertainty and delays to the process, and are not required under SB 18. These should be discussed at the meeting.*

27. Recommendation that on p. 22, under VI. Settings B, that the most current information be used to describe cultural settings, dated 2005 or more recent. *Staff does not object to including language requiring the most recent information available – setting a date may not be workable.*

28. Recommendation that on p. 23, under XIII. Appendices H, all Native American observer or monitor notes should be referred to the Salinan Tribe for review. *Field notes are generally not public information, but are summarized in publicly available reports. Staff believes wording is possible to ensure Native American groups are notified of the availability of archaeological field reports.*

For comments 29 through 47, refer to comments from Ethan Bertrando (note: some comments combined, and editorial comments not included here):

29. The NAHC also recognizes that the Yokut Tribe has a presence in SLO County, although their territory lies along the County's extreme western edge. Due to their part in the Mission system, the City should consider whether the Yokut Tribe should be notified under SB 18. *The nexus between SB 18 and Yokut participation isn't clear; however the Committee should discuss this comment.*

30. How is the determination of "substantial subsurface disturbance" made? *It is a determination by the Community Development Director based on grading or construction plans, and further defined on p. 19 of the Draft.*

31. How can small parcels be exempt from ARIs, since these types of studies trigger Information Center searches? *The CHC based the exemption on the likelihood of finding significant cultural resources; with the caveat that if a parcel less than 1 acre is located in a "Sensitive Area" as defined in the Guidelines, the Director may require an ARI.*

32. The Mission District should be expanded to encompass the extended Mission facilities. *More information is needed on this comment.*

33. Recommendation that sensitive locations include: rock outcrops, springs, and locations along (within 200 feet?) old historic roads. *Provided that adequate information exists to identify these locations, and that they are clearly defined, staff does not object to the change. More information is needed on this comment.*

34. Clarify meaning of "Project Developer" and "Project Applicant" throughout. *Will do.*

35. Are there Native American criteria that should be included in determinations of significance? *CEQA Guidelines Section 15064.5 establishes the statutory basis for significance determinations. Adding additional local criteria could add further complexity, inconsistency and uncertainty to the resource evaluation process.*

36. Clarify comment on p. 7, 3.40.4 regarding the need for monitoring if remains are found not to be significant. *Staff agrees.*

37. Capping can sometimes cause changes in runoff patterns. Does this need to be addressed in section 4.30.3? *Staff believes this can be addressed by requiring drainage information with proposed mitigation measures calling for capping.*

38. NAHC should be contacted to determine appropriate Most Likely Descendant. Cities my contact Native American groups if required as part of an SB 18 agreement. *Staff agrees.*

39. On p. 9, section 4.40.2, how does the Director determine when an ARI is required? *Typically, it is based on the recommendation of the project archaeologist or the CHC for larger projects.*

40. On p. 10, section 4.40.3.3B, what if reburial at that location is not possible? How are alternatives determined? *The Most Likely Descendant should be consulted. This should be discussed further at the meeting.*

41. How will curation requirements be built into projects? *This is typically a mitigation measure required under CEQA, including a financial responsibility for curation and the incorporation of features into the project itself. Other measures are also possible, such as on-site curation.*

42. Can 36 CFR 79 be used as a reference for curation facility requirements? *To be discussed further.*

43. Are proposals required for ARIs as well as SAREs and ADREs? *Yes, this will be addressed.*

44. Archaeological Resource Evaluation definition should note that determinations will be based on excavation data. *Staff has no concerns with this change.*

45. Clarify definition of "cultural place" and "sacred site" under p. 17, section 5.60. *Sacred site is a synonym for "sacred place." "Cultural Place" is defined according to State guidelines. The Committee may want to discuss further at the meeting.*

46. Definitions of monitoring differ between archaeologists and Native Americans; these should be "separated out." *The purpose and methodology should be clearly established in the Guidelines. The need for separate definitions is unclear.*

47. Should the Definitions section 5.60 also include "Native American Representative"? *More information is needed. How does Native American Monitor differ from Representative, and are both required as part of the archaeological evaluation process?*

Alternative Ways to Proceed

The Committee should open the public hearing and take comments on the draft; then consider comments and provide direction to staff on changes. The Committee's direction must reflect the majority of voting members present. The Committee may then:

1) Continue the item to a date certain, with discussion of the above comments and direction to revise the Draft, as appropriate; or

2) Schedule a special meeting to review the Draft; or

3) Recommend Council approval of the Draft, with direction to staff on changes to be incorporated prior to Council review. Council could then take final action on the Draft.

For CEQA purposes, the proposed update is deemed Categorically Exempt from environmental review *(Section 15308. Actions by Regulatory Agencies for Protection of the Environment)*. It consists of an action by a regulatory agency, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment.

RECOMMENDATION

Review the Draft Guidelines, discuss and provide direction to staff as appropriate, and continue the item to the August 25, 2008 meeting.

NOTE: To save paper, staff did not include attachments from the two last CHC meetings. Please bring the attachments from the May agenda report to the meeting. Those attachments were:

1. Salinan Tribe comments
2. Ethan Bertrando's comments
3. Draft Archaeological Resource Preservation Program Guidelines, 5-27-08
4. Summary of Senate Bill No. 18

If you need additional copies, call or email me at jhook@slocity.org. Thanks!

cd-plan/jhook/chc/2008/Draftarchpresguidelines7-28-08rpt

Phase I Historic Structure Report
El Encanto Hotel
1900 Lasuen Road
Santa Barbara, CA 93103

Prepared for
Friden Hotel Company
2020 Alameda Padre Serra
Santa Barbara, CA 93103

February 23, 1990

Prepared by
Christy Johnson McAvoy
Historic Resources Group
1728 N. Whitley Avenue
Hollywood, CA 90028

EXHIBIT 13

TABLE OF CONTENTS

I. Introduction: Project Identification and Description

The following report presents the results of preliminary archival research, site inspection, and interviews designed to assess the significance of the historic and cultural resources located at 1900 Lasuen Road in Santa Barbara known as the El Encanto Hotel. This assessment and subsequent project analysis has been designed to meet MEA guidelines for Phase I cultural resource studies.

The El Encanto Hotel is located on 6.7 acres in the Riviera section of Santa Barbara. The site is bounded on the north by Mission Ridge Road, south by Lasuen Road, west by Alvarado Place, and on the east by the western residence property lines on the north and south of Mira Vista Place. The site is currently improved with 25 structures, 12 designed in the Craftsman style, and the rest in Spanish Colonial Revival or neo-Spanish style. The oldest buildings are clustered north of the main hotel structure around the pergola and lily pond. The next phase of development is clustered in the southeast portion of the site, with subsequent construction in the northeast quadrant adjacent to the tennis court. See Section IV (Description of Site) for further analysis.

The proposed project consists of the addition of three new residential structures to be constructed on the site of the existing tennis court. Each building will be approximately 4800 square feet and designed in a Spanish style. All other historic structures used as hotel and guest rooms will be rehabilitated according to the Secretary of the Interior Guidelines for Rehabilitation. The owner is seeking a certified rehabilitation for the purpose of obtaining a federal tax credit. The project will include both interior and exterior renovation to existing buildings and the conversion of ground floor space in the main building to office space and conference rooms.

II. Identification of Resource

1. Common name of structure/site: El Encanto Hotel

2. Historic name, if known: El Encanto Hotel

3. Address: 1900 Lasuen Road

4. Present Use: Hotel and cottages

5. Present zone: RH - 1

6. Present owner: Friden Hotel Company

7. Original use: Housing; Hotel and guest cottages

8. Original Owner:
   Source:

9. Ownership is: Public _____ Private __X__

10. Year built: 1911 - 1978
    Date is factual __X__ estimated _____

11. Architect, if known: Various; See Historic Structure Report

12. Builder, if known: Various; See Historic Structure Report

13. Assessor's parcel number: 19-170-01

Photos: See attached.
Location map: See attached

III. Methodology

In order to formulate a complete development history of the site, the project team completed the following tasks:

1. Review of existing reports and documentation. This task included reviews of:

    * real estate deeds and other property-related documents, including title reports
    * Sanborn and tract maps
    * city permit logs and building permit files
    * city, state, and national inventories of historic places
    * newspaper and periodicals
    * hotel records, photographs, and site plans

    A selected bibliography and list of sources is listed in Appendix A.

2. Field inspection of all structures located within the current boundaries of the hotel site. These inspections were used to determine degree of subsequent alteration, extent of remaining historic fabric, verification of demolition, number and type of contributing and non-contributing structures.

3. Rectification of historic numbering systems with those currently in use.

4. Mapping of structures based on date of construction and architectural style.

5. Photodocumentation of each structure, both interior and exterior, currently located with the boundaries of the property.

6. Consultation with City staff re: appropriate review procedures, available historic documentation and analysis.

Using the information obtained above, consultants then prepared a development history (Sec. V), completed the evaluation of significance (Sec. VI), and assessment of impacts (Sec. VII) as required in the MEA program.

IV. Site Description

The 6.7 acres that comprise the El Encanto property are located in the foothills of Santa Barbara in the Riviera section of the City. The irregular parcel is bounded by Mission Ridge Road on the north, Lasuen Road on the south, on the west by Alvarado Place, and on the east by the western property lines of residences on Mira Vista Place. The site contains 25 structures designed in a mixture of Craftsman, Spanish Colonial Revival, and neo-Spanish Mediterranean styles. While the buildings appear to be randomly sited on the property, there are, in fact, distinct clusters or groupings which contribute to the property's special ambience.

The western half of the property contains the main hotel building and ten cottage structures. The main building and nine of the cottages are Craftsman in style, exhibiting the gently pitched broad roofs with exposed rafters, shingled or board and batten exterior cladding, rough brick chimneys, and exposed porches associated with the style. Although alterations have occurred to both the cottages and the main building, the structures retain the low horizontal lines, multipaned sash windows and integration of setting which are characteristic of the period. Buildings in this section include:

Main Building (Historic Building #1; Current Building #1): Craftsman style two and three story frame structure with shingled gable roof, board and batten walls, plastered interior, fireplaces. Open terrace for dining. Current use: conference rooms, lobby areas, restaurant, and offices.

Historic Building #2 (Current Building #2): Craftsman one story, eight rooms, shingled gable roof, board and batten walls.

Historic Building #3 (Current Building #4): Craftsman one story, originally two rooms and a bath, frame with shingled roof. Altered exterior; now stucco. Current interior configuration: one room.

Historic Building #4 (Current Building #3): Craftsman one story frame with gable shingled roof, board and batten walls. Current configuration: four rooms.

Historic Building #5 (Current Building #14): Craftsman one story, ten rooms and four baths, shingled gable roof, board and batten walls. Current configuration: four suites.

Historic Building #6 (Current Building #15): Craftsman one story, five rooms and two baths, frame walls and roof. Current configuration: five rooms.

Historic Building #7 (Current Building #17): Craftsman one story, four rooms and two baths, shingled gable roof, shake walls. Current configuration: three rooms.

Historic Building #8 (Current Building #18): Craftsman one story, four rooms and two baths, frame with shingle roof. Current configuration: three suites.

Historic Building #10 (Current Building #19): Craftsman one story with shingle roof, board and batten walls, four rooms and two baths. Current configuration: three suites.

Historic Building #11: Demolished.

Historic Building #12 (Current Building #23): Frame construction. Originally three bedrooms with dining room, sleeping porch, living room, and kitchen. Current configuration: three rooms.

Historic Building #15 (Current Building #16): Spanish style, stucco with tile roof, 34'6" wide x 122' long, one and two stories. Second story is 73' long, building contains 11 rooms and baths. Current configuration: eleven rooms.

Garage/Maintenance Shop (No Historic #, Current Building #20): Frame construction, utilitarian. One story. Current configuration: four rooms.

These structures are situated around a primary feature of the property, a large rectangular vine covered pergola with a lily pond in the center. Brick walkways flank the pond, making the area one of the most significant landscape features of the site. Directly east of the main building is a pool; south of the main building lies an expansive lawn.

At the southwest corner of the site is a group of nine structures designed in the Spanish Colonial Revival style. They are:

Historic Building #9 (Current Building #5): Spanish one story with part basement seven rooms, four baths, tile stucco walls, tile roof. Current configuration: six rooms.

Historic Building #14 (Current Building #6): Spanish style, stucco clad one story; overall dimension of 47'4" x 38'4" containing five rooms, two baths, a kitchenette, four closets. Current configuration: two suites.

Historic Building #16 (Current Building #8): Spanish one story frame and stucco bungalow with a total length of 64'10" and from 16' to 37'4" in width, containing four rooms, 3 baths, porch. Current configuration:: three suites.

Historic Building #17 (Current Building #10): Spanish one and two story frame and stucco, 46' long x 41' wide,tile roof. Current configuration: four rooms.

Historic Building #18 (Current Building #9): Spanish one story frame and stucco, 53' long x 34'9" wide with 16' x 27' court, containing four rooms, 2 baths, porch. Current configuration: three suites.

Historic Building #19 (Current Building #7): Spanish one story frame and stucco, 33'4" wide x 28' with 12' x 17' porch, three rooms, 2 baths. Current configuration: two suites.

Historic Building #20 (Current Building #11): Spanish one story, three rooms, two baths, pantry, three closets, front porch. Current configuration: two suites.

No Historic #/Current #12: 1950s Spanish two story with terrace, five rooms, tile roof.

No Historic #/Current #13: Altered Spanish one story stucco, tile roof, two rooms, front porch. Current configuration: two suites.

Meandering pathways connect this group of structures which are grouped on the southern hillside.

Directly north of the historic Spanish Colonial Revival cluster is a tennis court and parking area. The northeastern edge of the site holds the remaining five structures, two of which (current #22 and #23) are similar in style and type to the original Craftsman complex. They are wood framed. Building #22 contains one unit; Building #23 has three. Built during the same time period as the Craftsman cottage groupings, these two buildings were annexed to the hotel after 1930. Three other Spanish style buildings added in 1977 are two story wood frame with stucco exterior with tiled roofs. They are currently numbered as building #24 (eight rooms), #25 (six rooms), and #26 (six rooms).

V. Site and Building Development History

The El Encanto Hotel is located 500 feet above the ocean on 6.7 acres of the Riviera, a hilly portion of Santa Barbara overlooking the ocean, islands, and surrounding Santa Ynez mountains. Though long discussed by the Santa Barbara community as a prime area for a residential community and a hotel, the Riviera's lack of available water and transportation held up development of the rocky hillside until completion of the Cold Spring Tunnel in 1912. In early 1911, while the new water system was under construction, streetcar services were installed to the Riviera. Having overcome its water and transportation problems, the city proceeded with the construction of the Santa Barbara State Normal School of the Manual Arts and Home Economics with the $115,000 in state funds allocated in 1909 for the first state sponsorship of the now prestigious University of California at Santa Barbara. A campus of Spanish style buildings was constructed on eleven acres of hillside just east of the Old Mission. It was this relocation of the college from State Street to the Riviera campus as the State Normal school which initiated the development of the El Encanto Hotel.

In June 1913, James M. Warren, vice president of the County National Bank and owner of the property adjacent to and east of the State Normal School, announced that E. Russell Ray and Winsor Soule were planning six cottages intended to accommodate students and faculty of the new Riviera campus. As originally announced, the project was to include one two-story, 20-room building near the Mission Ridge Road; two one-story houses each containing ten rooms; and three small cottages of three rooms each, with community kitchens. However, building permits indicate that the six original bungalows on the property were one-story and that the first permit was issued in September 1911 with James Warren named as builder. Five permits were issued in September 1913 and two more in October 1913 with Humphrey and Elliott named as builders. By the end of 1913, building permits for a total of eight Craftsman style structures had been issued for what became known as the Warren Bungalow Group.

The completion of the water system and streetcars by 1912 also made the Riviera area more attractive to homeowners and development interests. With a group of investors, investment banker George Batchelder incorporated the Riviera Company and capitalized it for $300,000, naming himself as president and principal stockholder. The company bought one hundred acres of land and ground was broken in the fall of 1913 for the development he named "the Riviera" because it reminded him of the French coast overlooking the Mediterranean. The Riviera Company invested in the construction of streets, installed electric lines underground, laid out a grid of curved streets so every house had an unrestricted view, and planted hundreds of oak seedlings. Italian stone masons, under the supervision of Joe Dover, quarried the abundant field stone of the area and carved it into blocks for revetments, fences, gateposts

and stairs for the Riviera homes. Batchelder came to be known as the "Father of the Riviera."

By December of 1916, only three of the eight Craftsman style bungalows of the Warren Bungalow Group were occupied by Normal School students. Believing that his tenants would prefer to be relieved of cooking their own meals, Warren announced plans in May 1917 to build a cottage hotel on the site to cater to Normal School faculty and students. In July 1917, a $20,000 contract was awarded to John M. Williamson for the central building of the hotel complex to be designed by Winsor Soule in the Craftsman style to harmonize with the hillside location. A building permit for this structure was issued in September of 1917. Landscape design was by Charles Frederick Easton and bungalow decoration and furnishing was done by Mrs. Edgar de Wolfe. All of the existing bungalows were remodelled and redecorated for the opening of the new hotel.

At the time of its opening, the El Encanto Hotel consisted of a main building and eight Craftsman style bungalows, providing a total of sixty rooms. According to the Santa Barbara Morning Press on January 31, 1918, the accommodations offered a telephone in every room, steam heat, a filtering plant that provided soft water for all purposes, and underground electric lines. The bungalows fronted on a large central space of lawns and flower gardens, facing a red brick columned Italian pergola, one hundred feet square, which surrounded a water garden and lily pond. Incorporated into the landscaping of the five acre tract were the many large eucalyptus trees planted more than forty years earlier at the Stone Place, the first residence in the area.

Entrance to the El Encanto was from Alvarado Place, which formed the eastern boundary of the State Normal School grounds. Dirt roads leading from the city to El Encanto and the Riviera had recently been paved, providing three routes of easy access to the hotel. On the night of January 1, 1918, New Year's dinner, the hotel's first official meal, was served in the dining room of the new main building. The official opening of the hotel was held on February 2, 1918, when the newly finished buildings were open to the public for the first time.

In January 1919, several acres east of the hotel were purchased and extensive improvements were undertaken. In 1919 a Spanish style house designed by Alexander MacKeller was added to the hotel as were two more Craftsman bungalows. El Encanto Hotel Company was incorporated in January, 1921, for $250,000 by local investors J.M. Warren, the founder, C.A. Black and George A. Batchelder.

In 1928, the A.K. Bennett Hotel Corporation purchased the El Encanto property. Five Spanish style houses designed by the prominent local architectural firm of Edwards, Plunkett, and Howell were added to the hotel site in 1928. Two more structures by the same firm were constructed in 1929. In 1929 the Bennetts purchased

three acres of the adjacent southeast property on San Carlos Road. By 1930, two more Spanish style houses had been added to the hotel site bringing to 21 the total number of hotel accommodation structures, including the main hotel building. Subsequent acquisition enabled the hotel to incorporate two previously built Craftsman structures on the Baker property adjacent to Mission Ridge Road. Three neo-Spanish structures were added to the northeast corner of the site in 1977. Over the course of the hotel's expansion, at least one cottage and several utilitarian outbuildings were demolished including dormitories for employees, a pump house, and garage.

VI. Evaluation of Resources/Findings of Significance

The El Encanto Hotel has been an integral part of the City's social, cultural, and architectural heritage for the past eighty years. While the original segment served as housing for the State Normal School, it has functioned primarily as a resort hotel. The original complex of structures clustered around the main hotel building reflects California's devotion to the Craftsman style of architecture, an important design feature of many California communities. As the destination of a significant percentage of the tourist population in the first decades of the century, El Encanto established its place in the statewide chain of resort hotels and vacation facilities stretching from San Diego to San Francisco. These retreats were one of the state's biggest attractions, and a major portion of the economy in the cities in which they were located. El Encanto was established in this context in Santa Barbara, along with its predecessors, the Arlington and the Potter, and its contemporaries in Montecito such as The Biltmore, Miramar, and Montecito Inn. These hotels were a major part of the city's ability to attract tourists, many of whom spent several months of every year in the city. Cottage facilities provided the perfect setting for such extended stays, as they could accommodate family members and personal servants. As the tourism industry grew in the late 1920s, El Encanto added a cluster of Spanish Colonial Revival bungalows to the original Craftsman complex. These additional facilities were representative of current design trends in Santa Barbara after the earthquake and represented the owner's commitment to the revitalization of the city. Largely intact and with few additions after 1930, the hotel remains a fine example of tourist facilities in the area during the period 1910-1940.

Eligibility for Inclusion in the National Register

Because of its high degree of architectural integrity and its association with a major industry (tourism); its association with major developers, architects, and builders of significance to the local community; and its place in the social and cultural contexts of Santa Barbara, the El Encanto Hotel appears eligible for inclusion in the National Register of Historic Places. To be eligible for listing in the National Register, a property must possess "integrity of location, design, setting, materials, workmanship, feeling, and association" with its time and place. The primary criterion which best embodies El Encanto's significance is "Criterion C", which states that a property should "embody the distinctive characteristics of a type, period, or method of construction, or ... represent the work of a master, or ... possess high artistic values, or ... represent a significant and distinguishable entity whose components may lack individual distinction." For reasons stated above, the El Encanto property meets this criterion and therefore appears eligible for listing in the National Register.

In addition, the property conveys an important sense of time and place, contributing to the overall visual character of the Riviera district.

Eligibility for Inclusion in the List of Santa Barbara Landmarks

The El Encanto site, including the main building, historic cottages, and significant landscape features also appears eligible for recognition as a local landmark in Santa Barbara. Specifically, the complex appears to qualify under the following criteria, as listed in Chapter 22.2 of the Santa Barbara Municipal Code:

a) Its character, interest or value as a significant part of the heritage of the City, the State or the Nation; (the hotel in the context of the tourism industry in Santa Barbara)

c) Its identification with a person or persons who significantly contributed to the culture and development of the City, the State or the Nation; (original owners, developers, architects, and builders are persons who made significant contributions to the built environment of the City)

d) Its exemplification of a particular architectural style or way of life important to the City, the State or the Nation; (site incorporates two distinct and important architecture styles, Craftsman and Spanish Colonial Revival)

f) Its identification as the creation, design or work of a person or persons whose effort has significantly influenced the heritage of the City, the State or the Nation; (See Criterion C.)

g) Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship; (Of particular note are the Spanish Colonial Revival structures designed by Edwards, Plunkett, and Howell.)

h) Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood. (The siting and landscaping features of El Encanto in the Riviera section are a strong visual component of the neighborhood.)

In conclusion, the El Encanto Hotel appears eligible for listing both in the National Register of Historic Places and as a local landmark. Based on the foregoing, the historic and cultural

resources comprising the El Encanto are of such significance as to be protected by the provisions of the California Environmental Quality Act (CEQA).

VII. Impact Assessment

The proposed project would add three structures of 4800 square feet each in the northeast quadrant of the site. The main hotel building would be enlarged by 1000 square feet, thereby removing a portion of the south lawn and impacting the current south elevation of the structure. Both of these actions could impact the historic significance of a major building on the site. However, in the absence of plans and specific designs, it cannot be determined that these alterations to the site are per se significant impacts under CEQA. If all alterations and plans for new construction were to meet the Secretary of the Interior's Standards and Guidelines for Rehabilitation, the impacts would not be considered significant.

According to MEA guidelines, Phase II studies are intended to "evaluate potential project effects on cultural resources, and to develop measures to mitigate potential adverse effects. Therefore, an in depth discussion of mitigation measures should be deferred to the Phase II section of the analysis. Because this study (Phase I) has provided ample evidence of significance of the subject property, it is recommended that a Phase II should be prepared. The Phase II for this property will include:

* Further description of proposed project.
* Evaluation of potential project effects.
* Development of mitigation measures.

BIBLIOGRAPHY

"California for the Tourist," pamphlet published by the Southern Pacific Lines, c. 1920.

City Directory, City of Santa Barbara, 1918-19, 1921, and 1923.

City of Santa Barbara, Building Permits, 1911, 1913, 1917, 1919, 1928, and 1929.

Craig, Steven, John Flynn, and C.A. Rowley, The Planning Corporation of Santa Barbara, Phase I Cultural Resource Assessment, June 5, 1989.

Days, Mary Louise, Histories of Individual Parks, City of Santa Barbara, City Planning Division, Community Development Department, 1977, pp. 60-61.

"El Encanto, Most 'Beautifully' Situated Hotel In California, Formally Opened Next Saturday," Santa Barbara Morning Press, January 31, 1918.

"Foothills Scene of Activity in Building Line," Santa Barbara Daily News and Independent, July 24, 1917.

McGroaty, John Steven, Santa Barbara, California, Southern Pacific Lines, 1925.

McClaren, F.W. and A.A. Semsen, Semsen and McLaren Appraisal Engineers, Appraisal Report, October 1930.

"The Merry Go-Round of Society," Santa Barbara Morning Press, February 2, 1918.

"The Merry-Go-Round of Society," Santa Barbara Morning Press, February 3, 1918.

"Mission Ridge Road Being Improved," Santa Barbara Daily News, November 19, 1911.

"Old Spanish Days Fiesta" brochure, 1939. (Courtesy of Mary Louise Days.)

Rouse, Stella Haverland, "Early Expansion of the El Encanto Hotel," Santa Barbara News Press, August 24, 1980.

------, "Olden Days: El Encanto Completes a Half Century," Santa Barbara News Press, January 28, 1968.

Sanborn Maps, California State University, Northridge collection, 1907, 1929, 1931, 1952.

"Social Events in and about Santa Barbara," Santa Barbara Daily News and Independent, January 1, 1918, Woman's Section.

Southworth, John R., Viva Santa Barbara, John R. Southworth, 1946.

State of California, Property Deeds, 1886, 1876, 1878, and 1879.

Tompkins, Walker A., Santa Barbara History Makers, McNally & Loftin, 1983, pp. 301-305.

"$20,000 Contract for Building on Riviera Awarded," Santa Barbara Daily News and Independent, July 17, 1917.

"Warren Court is Scene of Many Large Additions," Santa Barbara Daily News and Independent, July 5, 1917.

Willard, Bert, "El Encanto is sold," Santa Barbara News Press, October 26, 1975, Section C, page 2.

Chapter 28.27

R-H RESORT-RESIDENTIAL HOTEL ZONE

Sections:

28.27.001 Title.

R-H Resort-Residential Hotel Zone. (Ord. 3710, 1974; Ord. 2585, 1957.)

28.27.005 Legislative Intent.

The purpose of the R-H Zone is to provide for the highly specialized uses that are associated with the development and operation of resort-residential hotels and to insure the least possible conflict with or disturbance of the amenities attached to and associated with adjoining residential areas. (Ord. 3710, 1974; Ord. 2585, 1957.)

28.27.010 Dual Zoning Classifications.

Land classified and zoned as R-H shall also be classified and zoned as E-1, E-2, E-3, R-1, R-2 or R-3. (Ord. 3710, 1974; Ord. 2585, 1957.)

28.27.015 Regulations Applicable to R-H Zone/Exclusive Development and Use.

The regulations contained in this part shall apply to property zoned R-H and developed for the uses permitted in Section 28.27.030.

Property classified and zoned R-H shall be developed and used either exclusively under the regulations contained in this part, or exclusively under the regulations applicable to the underlying residential zone. (Ord. 3710, 1974; Ord. 2585, 1957.)

28.27.030 Uses Permitted.

The following uses are permitted in R-H Zones:

1. Resort-residential hotels, consisting of a main building containing dwelling units, and regularly maintained, customary and usual hotel facilities conducted for the convenience of the occupants and their guests including, without limitation, dining rooms, cocktail lounges, news stands and similar facilities, all of which have their main entrance from the lobby; and
2. Together with, and operated under the same ownership as the main building, separate residential structures, hereinafter called guest buildings.
   a. Dwelling units in guest buildings may be equipped with kitchens.
   b. A single guest building may not contain in excess of twelve (12) bedrooms, nor in excess of six (6) dwelling units.
   c. At least fifty percent (50%) of the total number of dwelling units shall be located in guest buildings. (Ord. 3710, 1974; Ord. 2585, 1957.)

28.27.040 Minimum Site Area.

Property shall not be zoned R-H nor be used for R-H purposes unless the site so zoned and used consists of not less than four (4) acres. (Ord. 3710, 1974; Ord. 2585, 1957.)

28.27.050 Building Regulations.

1. SETBACK: All buildings and structures shall be separated from perimeter lot lines and street right-of-way lines a distance equal to or greater than twice the maximum front yard requirement for the underlying residential zone, and in no case less than thirty feet (30') nor less than the height of the building or structure.

EXHIBIT 14 rev. 3/31/94

2. DISTANCE BETWEEN BUILDINGS: No part of any building shall be located nearer to any part of any other building than the height of the taller of them, and in no case less than fifteen feet (15').

3. HEIGHT LIMITATION, MAIN BUILDING: The main building shall not be higher in number of feet than the building height limitation for the underlying residential zone.

4. HEIGHT LIMITATIONS, ALL OTHER BUILDINGS: Buildings, other than the main building, shall not exceed two (2) stories in height. (Ord. 3710, 1974; Ord. 2585, 1957.)

28.27.060 Land Coverage.

No more than thirty-three and one-third percent (33-1/3%) of the property zoned and used as R-H may be covered with buildings and structures, to include parking structures, exclusive of porches, balconies and patios.

Not more than thirty-three and one-third percent (33-1/3%) of the property zoned and used as R-H may be covered by open parking spaces, turn-around areas and driveways. (Ord. 3710, 1974; Ord. 2585, 1957.)

28.27.070 Sleeping Unit Density.

For the purpose of this section a sleeping unit is a room designed in whole or part for sleeping purposes for not more than two (2) persons. (For example, a two-bedroom apartment would contain two (2) sleeping units, a studio apartment would contain one (1) sleeping unit, a hotel room would be also one (1) sleeping unit, etc.)

The number of sleeping units per acre which may be constructed or maintained, or both, on property zoned and used as R-H shall be determined by the following formula:

BASIC UNDERLYING RESIDENTIAL ZONE	MAXIMUM NUMBER OF SLEEPING UNITS PER ACRE
E-1	5
E-2	8
E-3	10
R-1	15
R-2	20
R-3	40

(Ord. 3710, 1974; Ord. 2585, 1957.)

28.27.090 Development Plan as Prerequisite to R-H Zoning.

R-H zoning shall not be applied to any property until after a development plan and perspective renderings and elevations have been submitted to the Community Development Department for study and subsequently approved by the Planning Commission or City Council on appeal. The development plan shall include all existing and proposed buildings, driveways, turn-around and parking areas and a landscape plan. The landscape plan shall include the description and location of all landscaping features such as walls, patios, pools, recreation areas, walks, statuary, rockwork and areas to be planted.

Two (2) copies of the approved development plan shall be retained in the files of the Community Development Department. Subsequent development of the property under the regulations contained in this part shall comply with such approved develop-ment plan, except that such development plan shall be altered as necessary to conform to amended or added regulations and shall not be deemed nor held to give, convey or provide the source of vested rights to proceed in accord with the approved development plan. (Ord. 4361, 1986; 3948, 1978; Ord. 3710, 1974; Ord. 3068, 1965.)

28.27.100 Development Plan as Prerequisite to Development.

As a prerequisite to construction or relocation of any new buildings, structures, parking lot(s) or facilities, on any property zoned R-H, a development plan containing the information set forth in Section 28.27.090 pertaining to existing conditions and proposed construction or alteration of the property shall be submitted to the Planning Commission for approval or to the City Council on appeal. (Ord. 4361, 1986; 3948, 1978.)

28.27.101 Development Potential.

Notwithstanding any provision of law to the contrary, no application for a land use permit for a nonresidential construction project will be accepted or approved on or after December 6, 1989 unless the project complies with the provisions outlined in General Provisions, Development Plan Approval, Section 28.87.300. (Ord. 4670, 1991)

28.27.110 Signs.

All signs on property zoned and used as R-H shall be subject to the requirements and limitations set out in the Sign Ordinance for signs in the R-4 Zone and shall be approved by the Sign Committee. (Ord. 4851, 1994; Ord. 3710, 1974; Ord. 2585, 1957.)

Acentech Incorporated
250 N. Westlake Blvd. #150
Westlake Village, CA 91362

Telephone (805) 379-5774
Facsimile (805) 379-1797

Acentech
60th ANNIVERSARY | 1948 - 2008

14 January 2009

Law Office of Marc Chytilo
1505 Mission Canyon Rd.
Santa Barbara, CA 93105

Subject: Acoustical Report – El Encanto Hotel
Acentech Project No. 617136

Dear Mr. Chytilo:

1 Introduction

The El Encanto Hotel has proposed a redevelopment of the hotel with the following project components:

- Underground utility distribution facility
- Surface valet parking lot
- Mission Village, partially subterranean parking structure

In response to the environmental documents produced for the project, Acentech Inc. has reviewed the following documents:

- Draft Mitigated Negative Declaration – MST2007-00140
- Newson Brown Acoustics LLC. – Sound Impact Analysis Report
- Draft Initial Study / Environmental Checklist MST2007-00140
- Project drawings
- City of Santa Barbara General Plan Noise Element
- County of Santa Barbara General Plan
- County of Santa Barbara Environmental Thresholds and Guidelines Manual

2 Review of Newson Brown Acoustics LLC. Report

The statements regarding noise impacts in the Draft Mitigated Negative Declaration and the Draft Initial Study / Environmental Checklist were based on the noise survey and noise report produced by Newson Brown Acoustics LLC. (referred to as Newson Brown throughout this report). We reviewed the Newson Brown Sound Impact Analysis Report dated 20 November 2008. During our review we performed an independent analysis of the noise levels based on the data provided within the report.

EXHIBIT 15

The following are areas where the report was lacking sufficient information to perform a full independent analysis:

- How many Baltimore Airfoil Company VFL-096-41P Cooling Tower Units will be located in the water cooling room?
- The project drawings that we had access to did not make it clear if the intake air for the cooling towers will be ducted with sheet metal or if the room housing the equipment will act as a plenum.
- There is a water heating room that contains a ventilation fan. The report specifies an IAC 3L silencer for this fan, but the text of the report does not reference a cut sheet with noise data for the ventilation fan.
- There is an operations facility below the valet parking lot that will contain washing machines and dryers. There is no information regarding the number of machines, the size of the laundry operation, ventilation noise associated with the operations, and any other noise produced by transporting the laundry in and out of the facility.
- It is unclear if the valet operations will be using the Mission Village partially subterranean parking structure.

A set of comments / questions were e-mailed to the Attorney for El Encanto Hotel and forwarded to Newson Brown on 12 January 2009, these questions are attached to the end of this report in Appendix A. Newson Brown issued a response to Acentech Inc. on 14 January 2009. The response is attached to the end of this report in Appendix B. Because this information was missing from the original Newson Brown report our review is based on the information that was provided to the City of Santa Barbara in the original Newson Brown report dated 20 November 2008.

2.1 Noise Measurements - Ambient

The City of Santa Barbara General Plan Noise Element requires that ambient noise levels are determined as averaged 24-hour weighted levels, using Day-Night Level (L_{dn}) or Community Noise Equivalent Level (CNEL) measurement scales[1]. It is important that the noise level measurements in the field are performed over a period of 24-hours with the meter measuring Equivalent Level ($L_{eq\text{-}1hr}$). For a complete definition of the L_{dn}, CNEL, and $L_{eq\text{-}1hr}$ please see the Glossary of Terms at the end of this report.

Newson Brown did *not* measure the ambient noise levels over a period of 24 hours. They also did not use $L_{eq\text{-}1hr}$ as the metric during the ambient field measurements; instead they used L_{90} which is a statistical descriptor that reports the noise level exceeded 90% of the time. It is incorrect to use 15 minute spot measurements taken as L_{90} and report them as the ambient noise level. We were unsure if Table 1 and 2 in the Newson Brown report penalized the evening and nighttime noise levels, by 5 and 10 dB respectively.

All references in the Newson Brown report as to how much the ambient noise level of the neighborhood would be offset by the project's proposed noise sources are incorrect because the ambient noise levels were not determined according to the standards of the City of Santa Barbara Noise Element.

[1] Draft Initial Study / Environmental Checklist MST2007-00140, Page 16

2.2 County of Santa Barbara Environmental Thresholds

Section 12, Part B, 3.C of the County of Santa Barbara Environmental Thresholds and Guidelines Manual, states:

> c. *A project will generally have a significant effect on the environment if it will increase substantially the ambient noise levels for noise-sensitive receptors adjoining areas. Per item a., this may generally be presumed when ambient noise levels affecting sensitive receptors are increased to 65 dB(A) CNEL or more. However, a significant effect may also occur when ambient noise levels affecting sensitive receptors increase substantially but remain less than 65 dB(A) CNEL, as determined on a case-by-case level.*

This means that on a case by case basis the City or County must decide if a CNEL lower than 65 dB(A) is appropriate for what is considered a "significant effect." The problem is the Newson Brown report does *not* have an accurate 24-hour ambient noise measurement reported in CNEL to determine what might be considered "increase substantially" over the existing noise level.

2.3 Noise Measurements – Parking Lot Simulation

Newson Brown performed a parking lot noise simulation at the hotel facility. The surface parking lot noise simulation did not provide the time of day when the measurements were taken. The simulation also did not report the ambient background noise level immediately before and after the measurements, which could affect the accuracy of the test. Also the time duration of each parking event was not noted. The measurement's metric was L_{eq} which uses the time period of the measurement as the integration period over which the energy is averaged. The time duration of a L_{eq} measurement heavily affects the noise level returned by the sound level meter and is an important piece of information to report. The speed that the cars were traveling during the measurement was not noted in the report, and the way in which the driver accelerated was also not noted. The weather conditions during the measurement were not reported. It was never explained if the measurement position during the parking simulation was the exact same place as measurement location 2 where the ambient noise measurements were taken.

Acentech has very little confidence in these measurements due to all of the variables that were not reported.

2.4 Underground Utility Distribution Facility

We performed an independent analysis of the property line noise levels that will result from the utility distribution facility based on the Baltimore Aircoil Company noise levels provided in attachment C in the Newson Brown report, and silencer Insertion Loss Data provided by Industrial Acoustics Company (IAC) for IAC type 10-LFL silencers. We analyzed what the noise level would be 80' feet from the noise source using Trane Acoustics Program (TAP) and general ASHREA (American Society of Heating Refrigeration and Air-conditioning Engineers) acoustical analysis principles.

We were unsure if there were 2 or 3 air coil units in the water cooling room, but we assumed 3 units based on the information in the original Newson Brown report dated 8 August 2006.

Assuming that there are 3 air coil units operating at once our analysis concluded that the property line noise level would be 32 dB(A) when the cooling equipment was operating at

72% of full speed. If there are only 2 air coil units operating at once we predict a property line noise level of 30 dB(A) when the units are operating at 72% of full speed.

72% of full speed is the estimated operation range of the equipment during the daytime. The estimated nighttime operating range is 65% of full speed. Unfortunately the report did not contain a cut sheet for the noise levels of the equipment at 65% of full speed. The nighttime noise is what should be analyzed because humans are more sensitive to noise at night, which is why nighttime noise is penalized by 10 dB.

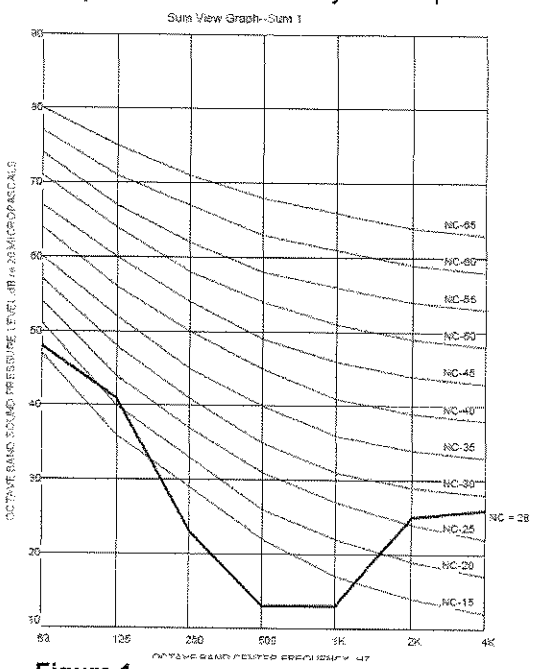


Figure 1

Figure 1 shows the output of the TAP prediction software with 3 air coils running behind IAC type 10-LFL silencers. The 10-LFL silencer performs poorly in the upper frequencies 4 KHz and 8 KHz. Broadband A-Weighted noise levels do not always predict annoyance properly. The NC-curves (labeled on the right of the graph) show how most humans respond to frequencies in terms of noise annoyance. If the noise levels follow the shape of the NC-curves the noise sounds smooth and uniform which is less annoying to a human. If there are large variations where certain frequencies deviate from the shape of the NC-curves the noise becomes tonal and will be much more annoying. As you can see from Figure 1 there is a spike that deviates from the shape of NC-curve at 4 KHz, and a trough that deviates from the curve at 250 Hz, 500 Hz, and 1 KHz. The software does not predict up to 8 KHz but that frequency band will also be well above the NC-curve which will result in a noise that subjectively sounds hissy or harsh in the high frequencies (treble).

We would recommend silencers that also reduce the high frequency noise to fit to the contour of the NC-curve more closely.

The utility distribution facility also contains a water heating room with a ventilation fan. The Newson Brown report recommended using an IAC type 3L silencer to control the ventilation fan noise. The report's text did not reference Attachment E at the end of the report which has the cut sheet for the BSQ Greenheck ventilation fan (we were informed of the cut sheet in the Newson Brown response to our comments). The body of the Newson Brown report did not predict a noise level for this fan/silencer combination, but the conclusions at the end of the report did predict 26 dB(A) at the closest receiver. Our analysis of this fan/silencer combination using TAP predicted 26 dB(A) at the closest property line.

2.5 Podium Parking Structure Ventilation Fan

Based on the Greenheck QEI fan data provided in Attachment G of the Newson Brown report, and the insertion loss values of an IAC 7MS silencer, we predicted 20 dB(A) at 50 feet for the podium parking structure ventilation fan. As long as all sides of the parking

structure are closed off except for the parking entrance and pedestrian entrance the garage ventilation fan should not be a source of noise impacts.

2.6 Surface Valet Parking Lot – TNM Model

Newson Brown used FHWA TNM (Federal Highway Administration – Traffic Noise Model) to predict noise levels produced by the surface valet parking lot at the hotel site. TNM was designed as highway noise modeling software which predicts noise levels based on line source sound radiation, because cars traveling down a freeway in a line radiate sound in a cylindrical geometry. Parking lot noise is *not* a line source; parking lot noise is a series of moving point sources which over time can be viewed as an area source because eventually over time the moving point sources cover the entire area of the parking lot. TNM is not designed for this type of analysis, a program such as Cadna/A is capable of modeling a parking lot with much greater accuracy. Also, TNM does not account for the noise of car doors, people talking, chirps from automatic locks, the occasional car alarm that is tripped, or squealing brakes.

Attachment H in the Newson Brown report contained the traffic data from Associated Traffic Engineers. The Newson Brown TNM model for this parking lot had 123 vehicles traveling at 10 mph between the hours of 11:00 a.m. - 12:00 noon. We are unsure which traffic data table this traffic count was pulled form. We disagree with the 10 mph max speed. Valets tend to drive fast while in a rush to deliver cars on time, we believe somewhere between 20 – 30 mph would be much more accurate, this would increase the predicted noise level by 2.5 to 6.5 dB. Newson Brown did not report if the cars in the model were accelerating or constant speed. Obviously cars in a parking lot would be accelerating. We learned in the Newson Brown response to our comments that the TNM model had the cars traveling at a constant speed which is incorrect.

2.7 Mission Village Partially Subterranean Parking Structure – TNM Model

For the reasons mentioned in Section 2.6 above we feel that TNM is not appropriate for modeling parking lot noise.

It was not made clear what the use of the Mission Village parking structure will be. Will self parking be the main use or will it be a valet spill over lot? If the valet service will be using the Mission Village parking lot we recommend performing a traffic noise analysis along Alvarado Place and Mission Ridge Road because the valets will have to use Alvarado Place and Mission Ridge Road to transfer cars from the valet loading zone to the Mission Village parking structure. Valets transferring cars over this route will exceed local traffic speed limits and accelerate harder than most drivers because they will be rushing to deliver cars on time.[2] This is potentially the largest noise impact of the proposed project.

As mentioned in Section 2.6 we are unsure where specifically the traffic count used in the TNM model came from. The 10 mph maximum speed is a low estimate of speed for parking lot driving.

[2] The author worked as a valet parking attendant and manager for 4 years during college and is personally familiar with general practices of valet parking staff.

2.8 Local Road Traffic Noise Analysis – TNM Model

TNM was the appropriate acoustical model for local road traffic noise along Alvarado Place and Mission Ridge Road. We also agree with the decision to increase the modeled traffic speed by 10 mph over the local speed limit to 35 mph.

However the Newson Brown report does not give any indication of which future traffic volumes they used to analyze the future noise level due to increased traffic. They also did not report the existing traffic count used to determine the existing traffic noise level. The report claims that the future traffic noise level will increase by 0.2 dB(A) but they fail to mention what this overall noise level is.

We feel that until the missing information is provided in the report the TNM model predictions should be considered invalid.

3 Conclusions

We have reached the following conclusions after reviewing the Newson Brown report:

- The ambient noise measurements were not taken over a 24-hour period to properly measure CNEL or Ldn. The City of Santa Barbara cannot determine what a substantial increase in the ambient level is without an ambient noise measurement that includes CNEL or Ldn.
- Noise produced by the valet parking operation and mission village parking structure will have the most significant noise impact on the residential property lines.
- If the Mission Village subterranean parking structure is used for valet parking the attendants will be driving on the local roads Alvarado Place and Mission Ridge Road to transfer vehicles from the valet loading zone to the Mission Village parking structure. If both parking lots will be used for valet a revised noise study needs to be performed to determine the effect that the valet traffic noise will have on property line noise levels.
- We have little confidence in the traffic noise modeling results proposed by Newson Brown for the local road noise levels due to proposed project traffic. There were too many variables that were not reported.
- Unmitigated noise levels due to the water cooling equipment within the underground utility distribution will be extremely loud. The extensive noise abatement proposed in the Newson Brown report will control the exterior noise level. If any of the doors to the underground utility distribution site are left open this will cause a noise leak that would potentially cause noise impacts. Furthermore, any failure of the mechanical equipment such as a faulty bearing will cause the exterior noise level to increase drastically even with abatement.
- The mitigated mechanical noise level produced on the exterior of the underground utility distribution site (from both water heating and cooling equipment) will have a lower impact on the property line noise levels than the traffic noise. If any of the proposed noise abatement is not implemented properly during construction the mechanical noise could impact the neighbors.
- The IAC 10-LFL silencer performs poorly in the upper frequencies 4 KHz and 8 KHz. There is a strong potential that noise energy in this frequency range will

result in a sound quality that subjectively sounds hissy or harsh. We would recommend silencers that also reduce the high frequency noise.

- We understand that the El Encanto Hotel proposed to perform noise measurements at the residential property lines if the project is completed, in order to prove that the noise abatement is working properly.
- The mechanical noise from the Mission Village parking garage ventilation fan will have very little effect on the ambient noise levels as long as the specified silencers are properly implemented during construction.
- The project drawings available for this Project online were less detailed than standard mechanical/architectural drawing sets for most projects that we are accustomed to working on. Details and specifications were not available which made it harder to perform a true analysis of the noise. For example the thickness of the concrete walls of the underground mechanical distribution facility was unknown.

4 Comment on Draft Initial Study and Draft Mitigated Negative Declaration

The Mitigated Negative Declaration states that the proposed project *"will not have a significant effect on the environment."*

Section 7.a-b of the Draft Initial Study states that *"long term operational noise impacts are considered less than significant."*

Acentech Inc. feels that the traffic noise level increase was potentially understated in the Newson Brown report, which led to the incorrect "less than significant" statement issued in the Mitigated Negative Declaration and Draft Initial Study. The potential for valets to transfer cars along local roads between the two parking lots causes concern of potentially understated noise impact. Also, we feel that the parking lot noise was not analyzed using the correct computer software for that type of noise analysis.

* * * *

If you have any question regarding the report please feel free to contact me at my office. (805)379-4778

Sincerely yours,

Matthew R. McDuffee
ACENTECH INCORPORATED

GLOSSARY OF TERMS

A-Weighted Sound Level (dBA): Sound level which is frequency weighted according to a prescribed frequency response established by the American National Standards Institute (ANSI S1.4-1971) that accounts for the response of the human ear.

Acoustics - The science of sound including the generation, transmission, and effects of sound waves, both audible and inaudible.

Ambient Noise Level - That sound level that exists at any instant regardless of source.

Background Noise - The total of all noise in a system or situation without of the presence of a particular source of sound.

CNEL – Community Noise Equivalent Level. The 24 hour A-weighted average sound level obtained after the addition of 5 dB to sound levels occurring between 1900 and 2200 hours and the addition of 10 dB to sound levels occurring between 2200 and 0700 hours.

Decibel (dB) - A unit of measurement on a logarithmic scale which describes the magnitude of a particular quantity of sound pressure or power with respect to a standard reference value.

Level - The value of an acoustical quantity in decibels.

L_{dn} –Level Day-Night. The 24 hour A-weighted average sound level obtained after the addition of 10 dB to sound levels occurring between 2200 and 0700 hours.

L_{eq} - The equivalent steady state sound level which in a stated period of time would contain the same acoustical energy as time-varying sound level during the same period.

$L_{eq\text{-}1hr}$ - The equivalent sound level over a 1 hour time period.

Microphone - An electro-acoustic transducer that responds to sound waves and delivers essentially equivalent electrical waves.

Noise - Any sound that is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying (unwanted sound).

Noise Attenuation - The reduction of a noise level from a source by such means as distance, ground effects, or shielding.

Shielding - The attenuation of a sound by placing soundwalls, buildings, or other solid obstacles between a sound source and the receiver.

Sound - The auditory sensation evoked by the compression and rarefaction of the air or other transmitting medium.

Sound Level (Noise Level) - The weighted sound pressure level obtained by use of a sound level meter having a standard frequency-filter.

Sound Level Meter - An instrument, comprising a microphone, an amplifier, an output display, and frequency weighting networks, that is used for the measurement of sound levels.

Sound Pressure - (1) The minute fluctuations in atmospheric pressure that accompany the passage of a sound wave; the pressure fluctuation on the tympanic membrane are transmitted to the inner ear and give rise to the sensation of audible sound. (2) For a steady sound, the value of the sound pressure averaged over a period of time.

Sound Pressure Level - The root-mean-square value of the pressure fluctuations above and below atmospheric pressure due to a sound wave; expressed in decibels based on a reference pressure of 20 micropascals (2×10^{-5} newtons per square meter).

Sound Transmission Class (or STC) - is a widely used integer-number rating of how well a building partition attenuates airborne sound. It is used to rate interior walls, ceilings/floors, doors, windows and exterior wall configurations. See ASTM International Classification E 413. The number is derived from sound attenuation values tested at sixteen standard frequencies from 125 Hz to 4000 Hz. These transmission-loss values are then plotted on a sound pressure level graph and the resulting curve is compared to a standard reference contour. Engineers fit these values to the appropriate TL Curve (or Transmission Loss) to determine an STC rating.

Sound Shadow - The acoustical equivalent of a light shadow. A receiver that cannot see the sound source is in a "shadow zone."

Soundwall - Any solid obstruction blocking the line of sight from a noise source to a listener.

Appendix A

Acentech Comments to Newson Brown

From: McDuffee, Matt
Sent: Monday, January 12, 2009 6:23 PM
To: 'dfell@fmam.com'
Subject: Questions For Newson Brown

Acentech

Mr. Fell,

Please forward my questions to Ian if you can.

1) How many B.A.C. VFL-096-41P units will be located in the water cooling room? I believe 3 based on your original report.

2) Did you sum the intake and exhaust noise at the property line? It appears you did not.

3) Is there a chance that breakout noise or casing radiated noise from the water cooling room will make it outside? I cannot tell how they plan on ducting the intake silencer from the drawings provided. Will the silencers totally block off the path to the outside or will there be room for noise to escape around them?

4) Where is the cut sheet for the ventilation fan for the water heating room? I need the fan's sound power data.

5) Why did you provide a silencer selection for the water heating room's ventilation fan but no overall noise level after silencer?

6) Were the vehicles accelerating or constant speed in your TNM model?

7) What was the ground type in your TNM model?

8) In section 7.0 you describe the offset of noise level from the increase in traffic volume on the local raods. What was the overall noise level?

Thanks,

Matthew R. McDuffee
Acoustical Consultant
Acentech Inc.
Acoustics | Audiovisual | Technology Planning | Vibration | Quiet Product Design
www.acentech.com
250 N. Westlake Blvd. #150
Westlake Village, CA 91362 USA
Phone 805-379-4778 | Fax 805-379-1797 | Cell 818-282-6255

Appendix B
Newson Brown Response to Comments

NEWSON BROWN
ACOUSTICS LLC

14 January 2009

Mr. James Jones
Project Solutions, LLC
1900 Lasuen Road
Santa Barbara, CA 93103

Subject: El Encanto Hotel & Villas, Santa Barbara, CA
Response to Acentech's Questions Received on the 12th of January 2009

Dear James,

Further to our review of Acentech's questions received on the 12th of January 2009, we provide the following responses.

i) Originally there were three units. However, in the current design, upon which our analysis is based, there are only two B.A.C. VFL-096-41P units.

ii) The noise levels reported at the property line of 1978 Mission Ridge Road due to the condensed water cooling equipment are the sum of the noise levels generated at both the intake and ventilation openings. This is explained in section 4.0 of our report dated the 20th of November 2008.

iii) The intake and ventilation air is ducted to and from the condensed water cooling equipment. In addition, the cross section of the silencers will be equal to the cross section of the ductwork. As a result, noise generated by the condensed water cooling equipment must pass through the internally acoustically lined concrete ducts and silencers, through the concrete mass structure of the utility distribution facility or through three personnel doors before reaching the exterior.

iv) The noise data for supply fan SF-1, which serves the room housing the water heaters and boilers, was included with our report dated the 20th of November 2008 and was labeled as Attachment E. For your convenience, we have attached a copy of this noise data.

v) As discussed above, please find attached a copy of the noise data for supply fan SF-1. Please advise if you also require a copy of the silencer cut sheet.

vi) The vehicles were modeled as traveling at a constant speed.

vii) The roadway surface type was selected as "average" and the default ground type was selected as "hard soil", as defined by the TNM software.

viii) The overall noise levels are provided in Table 1, below.

Table 1 – Estimated Noise Levels Due to Increased Hotel Traffic

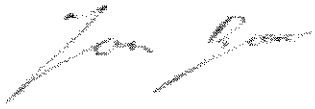
Receiver Location	Noise Level Due to Road Traffic Prior to Hotel Redevelopment	Noise Level Due to Road Traffic Subsequent to Hotel Redevelopment
1	55.7 dB(A) L_{dn}	55.9 dB(A) L_{dn}
2	57.6 dB(A) L_{dn}	57.8 dB(A) L_{dn}
3	59.3 dB(A) L_{dn}	59.6 dB(A) L_{dn}

Please refer to our report dated the 20th of November 2008 for descriptions of each receiver location. Receiver locations are 35' from the center of the roads.

[illegible] Wilshire Boulevard, Suite [illegible], Santa Monica, CA [illegible], USA
[illegible] www.newsonbrownacoustics.com [illegible]
Partners: Martin Newson, Michael Brown, Dereck Hendrix

We trust that this is adequate for your current needs. Please do not hesitate to contact us if you have any questions.

Yours Sincerely,
Newson Brown Acoustics, LLC



Ian Boorer

Encl.

c.c. Mr. Douglas E. Fell - Fell, Marking, Abkin, Montgomery, Granet & Raney LLP
Ms. Trish Allen – Suzanne Elledge Planning and Permitting Services, Inc

06-156
proj\El Encanto Hotel\Central Plant 2\rpt4_acentech_responses

Acentech

MATHHEW R. MCDUFFEE

Acoustical Consultant

EDUCATION

B.A., Acoustics Engineering, Columbia College Chicago, 2003

PROFESSIONAL POSITIONS

Acentech Inc., 2004 – Present
Riverbank Acoustical Laboratories, 2003 Internship

HONORS AND PROFESSIONAL SOCIETIES

- ASA - Acoustical Society of America
- Received Outstanding Young Presenter Award in the category of noise at the 145th meeting of the Acoustical Society of America.
- INCE – Institute of Noise Control Engineering

PROFESSIONAL EXPERIENCE AND RESPONSIBILITIES

Mr. McDuffee consults on transportation and environmental noise studies. He has experience with public transportation noise pertaining to light rail trains, busses, aircraft, and high speed trains. He also has experience evaluating noise barrier performance, measuring highway noise levels and vehicle noise emissions (REMELs), and acoustical scale modeling of highway noise barriers. He has completed the Bowlby TNM training course and has completed several FHWA and state funded highway soundwall projects. Mr. McDuffee is experienced in the use of Geographic Information Systems (GIS) which can be linked to Cadna/A, a powerful noise mapping/modeling tool for all types of environmental noise.

Mr. McDuffee also has laboratory testing experience from his stay at Riverbank Acoustical Laborites. Riverbank is home to the world's oldest acoustical testing reverberation chamber for measuring the absorption values of architectural materials. Riverbank also performs (STC) sound transmission class testing and sound power testing according to ASTM standards.

PAPERS AND PUBLICATIONS

"An Analysis of Chicago Transit Authority (CTA) Interior Light Rail Train Noise," ASA, April 2002, Nashville, TN.

"CTA Outdoor Noise Propagation Study in Wrigleyville," ASA, August 2003, Austin, TX.

"Update on CTA Noise, How the City is Attacking the Problem," ASA, May 2004, New York, NY

"Should Multiple Highway Lanes Equal Multiple TNM Roadways?" Transportation Research Board - Summer Session 2005, Seattle, Washington.

REPRESENTATIVE CONSULTING PROJECTS

L.A. County Metro Transit Authority
Orange Line Noise Studies – Bus Noise
Los Angeles, CA
(Ultrasystems Engineering)

Caltrans
I-5 Widening Project
Technical Noise Study - Soundwall
San Diego County, CA
(Parsons Engineering)

Victorville II Hybrid Power Project AFC
City of Victorville, CA
(ENSR)

Ramco Generating One - Miramar Energy Facility Noise Performance Tests
San Diego County, CA
(General Electric)

Corporation for Better Housing
Residential Development - Railway Noise
Loma Linda, CA

MP Property Partners
Tract 6412 Noise Study - Soundwall
Rosamond, CA

Shreveport Regional Airport
Residential Sound Insulation Program
RSIP – Field STC Testing
Shreveport, LA
(WD Schock Company)

Caltrans
I-405 Soundwall Study – Soundwall
Inglewood, CA
(Parsons Engineering)

City of Inglewood
Residential Sound Insulation Program
LAX Airport
Inglewood, CA
California High Speed Rail Authority

California High Speed Train Project EIR/EIS
– Union Station to Anaheim Station Los Angeles County and Orange County
(Ultrasystems Engineering)

Santa Anita Racecourse
Community Evaluation – Concert Noise
Arcadia, CA

Orange County Integrated Waste Management Department
Community Vibration – Waste Trucks
Orange County, CA
(TRC Environmental)

Caltrans
Interstate 15 – Managed Lanes Project
South Segment – Unit 3S
11-SD-15
San Diego County, CA
(Parsons Engineering)

Caltrans
Interstate 15 – Managed Lanes Project
North Segment
11-SD-15
San Diego County, CA
(Parsons Engineering)

Caltrans
SR-118
Los Angeles Avenue Widening – Soundwall
Ventura County, CA
(Tetra Tech)

Missouri DOT
Interstate – 64
Saint Louis, MO
(Parsons Engineering)

Massachusetts DOT
SR-128
Interchange Addition
Boston, MA

Staff Resume

RAMON E. NUGENT P.E. (TX)

Director, West Coast Office

Acentech

EDUCATION

M.B.A., California Lutheran University, Thousand Oaks, California, 1996
B.S., Engineering Science, Iowa State University, Ames, Iowa, 1969

TRAINING

Federal Traffic Noise Model
Noise Control for Buildings, Manufacturing Plants, Equipment, and Products
Transit Noise and Vibration Impact Assessment
Caltrans Traffic Noise Assessment Overview
CadnaA Computer Aided Noise Abatement

PROFESSIONAL POSITIONS

Acentech Inc., 1989 – Present
Bolt Beranek and Newman Inc., 1987 – 1989
Senior Environmental Engineer, Bechtel Environmental Inc., 1973 – 1987
Research Engineer, Fisher Controls Company, 1969 – 1973.

REGISTRATION AND PROFESSIONAL SOCIETIES

Registered Professional Engineer, Texas
Institute of Noise Control Engineering
Association of Environmental Professionals
American Association of Airport Executives
American Public Transportation Association
National Council of Noise Consultants
Society for Marketing Professional Services

PROFESSIONAL RESPONSIBILITIES

Mr. Nugent provides noise and vibration consulting on a wide range of projects. He has conducted numerous CEQA and NEPA environmental studies for industrial facilities, urban and suburban residential and mixed-use developments, airports, highways, streets, light and heavy rail projects.

His noise impact analyses have included urban, residential, rural, and wilderness areas, considering the effects of noise on both human and wildlife habitats. He has a working knowledge of most noise models in current use, including FHWA's TNM computer program, the FTA and FRA rail noise evaluation procedures, both the military's and FAA's aircraft noise models, NOISEMAP and INM and the state of the art computer model CadnaA. He has conducted computerized noise propagation studies involving complex mountainous terrain considering the effects of reflection, refraction, and diffraction of sound. He has published papers discussing noise and vibration considerations in zoning and land use planning.

Mr. Nugent also consults on a wide range of architectural acoustics projects.

REPRESENTATIVE PROJECTS:

Urban Projects

Bank of America Building
Cedars Sinai Hospital Expansion
Central Los Angeles High School (CLAHS) No. 11 ChemClear Plant
City of Arcadia, CA
Culver City Redevelopment
Del Rayo Village Shopping Center
Farmers Market Specific Plan
J.C. Penny Co.
North Highland Condos
North Priesker Ranch Middle School
Palm Springs Canyon Development
Pasadena City College Practice Field
Playa Vista Master Plan
Porter Ranch Specific Plan
Salvation Army Senior Citizen Housing
Sawtelle Residential Complex
San Diego County Noise Element
U. S. Department of Energy
Ventura-Woodman Plaza
Warner Ridge Specific Plan

Industrial Projects

AES Placerita
Anheuser-Busch, Inc.
Arco Los Angeles Refinery
Callegus MWD
Crandon Mining Co.
Exxon Drilling Rig Noise Control
Four Corners Pipeline
Former Santa Barbara I Manufactured Gas Plant Site Remediation Noise Control
Houston Lighting & Power Co. Noise Control
Hueneme OMNIPORT
Hyperion Wastewater Treatment Plant
Little Company of Mary Hospital Utility Plant Noise Control
Los Angeles County Storm Water Pump Stations Noise Control
Los Angeles Department of Water and Power
Los Angeles County Sanitation District Skimming Odor Control System Blowers
Metropolitan Water District of So. Calif.
Mobil Oil Noise Control
MTA CNG Compressor Noise Control
MWD Weymoth Generating Set
OceanWay Secure Energy Project
Occidental Petroleum-Oil Production Noise Control
Oklahoma Gas & Electric
Olinda Alpha Landfill
Pier 400
Proctor & Gamble Paper Product Co. Noise Control
O'Brien Energy Systems-Salinas
Orange County Integrated Waste Management Department
Pacific Energy
Palmdale Hybrid Power Plant
City of San Buenaventura Mound Well #1
San Diego Gas & Electric Co. Substations and Transmission Facilities
Shell Western E&P
Sithe Energies-Oxnard
Southern California Edison Co. Substations
Southern California Gas Co.
Tourtelot Cleanup Project, Benicia, California
Thums Long Beach Company
University of California-Berkeley
Unocal Los Angeles Refinery
U.S. Army Corps of Engineers
Victorville II Hybrid Power Plant
Wild Goose Gas Storage Facility

Light Rail

CenterLine Rail Project,
Burbank Light Rail
Los Angeles Metro Rail Vibration Isolation
Pasadena Light Rail
Tri-Met–Hillsboro Extension, Portland

Heavy Rail

Atcheson Topeka & Santa Fe
Burlington Northern Santa Fe Soundwall, Anaheim, CA
California High Speed Rail Alignment Study, Los Angeles County and Orange County, CA
California High Speed Rail Bakersfield Station Location Evaluation, Kern County, CA
Nuclear Waste Unit Trains, Battelle Memorial Institute, UT
Oceanside-Escondido Commuter Rail, San Diego County
Oceanside-San Diego Commuter Rail, San Diego County, CA

Highways

Interstate 210 Soundwall Technical Noise Study, Duarte, Azusa and Glendora, CA
Interstate 210 Soundwall Technical Noise Study, Pasadena, Arcadia and Glendora, CA
I–405/I–605 Interchange Soundwall Technical Noise Study, Los Angeles and Long Beach, CA
I–405/State Route 118 Interchange Soundwall Technical Noise Study, Los Angeles, CA
I-5 HOV Upgrade Soundwall Technical Noise Study, San Diego County
I–215/Clinton Keith Rd Interchange Noise Study Report, Riverside County, CA
OCTA I–5 Retrofit Soundwall Evaluation Noise Study Report, Orange County, CA
Type II Noise Barrier Prioritization Study, Lower NY State
Olinda Alpha Landfill Truck Traffic Vibration Study, Orange County, CA
Orange Line Rapid Bus Transit Construction Noise and Vibration Monitoring, San Fernando Valley, CA
Playa Vista Community Development, Los Angeles, CA
Scott Rd Widening (5 miles roadway), Riverside County, CA
Storke/Glen Annie U.S. 101 Interchange Improvements Environmental Assessment, Santa Barbara, CA
San Joaquin Hills Transportation Corridor Noise Impact Study, University of Irvine, CA
Route 85 Alternative Noise Mitigation Study, San Jose, CA
State Route 134 Soundwall Technical Noise Study, Glendale, CA
State Route 134 Soundwall Technical Noise Study, Burbank, CA
State Route 170 Soundwall Technical Noise Study, Los Angeles, CA
State Route 86 Widening Noise Study Report, San Diego County
State Route 101 Noise Study Report, Ventura, CA
Tri-Met–Hillsboro Extension, Portland, OR
U.S. 101 Widening, Santa Clara County, CA
Victoria Av. Widening Noise Study Report, Ventura, CA
I-15 Soundwall Technical Noise Study, San Diego County, CA
San Fernando Valley East-West Transit Corridor EIR, San Fernando Valley, CA
State Route 118/Los Angeles Avenue Noise Impact Analysis, Moorpark, CA
Katella Avenue Smart Street Technical Noise Study, Anaheim, California

Airports/Aircraft Noise

New Orleans Naval Air Station (NEPA)
Chanute Air Force Base (NEPA)
George Air Force Base (NEPA)
Mather Air Force Base (NEPA)
Norton Air Force Base (NEPA)
Edwards Air Force Base (NEPA)
Eaker Air Force Base (NEPA)
Carswell Air Force Base (NEPA)
Wurtsmith Air Force Base (NEPA)
Castle Air Force Base (NEPA)
Grissom Air Force Base (NEPA)
Loring Air Force Base (NEPA)
Richards Gebaur Air Force Base (NEPA)
K. I. Sawyer Air Force Base (NEPA)
March Air Force Base (NEPA)
Homestead Air Force Base (NEPA)
Griffiss Air Force Base (NEPA)
Dobbins Air Reserve Base (NEPA)
Reese Air Force Base (NEPA)
U.S. Army SSDC (NEPA)
Boise Airport Fire Station
King Khalid International Airport

Heliport Noise

Cedars Sinai Medical Center Helistop
U.S. Forest Department, Alaska
Simi Valley Adventist Hospital, Simi Valley
Rancho Samataguma, San Diego County
Warner Bros. Studios, Burbank
Silverado Heliport, Las Vegas
Nat. Inst. of Standards & Technology (NEPA)